

ESTATE OF GILBERT W. DODSON, DECEASED, GRANTOR

TO

**WARRANTY DEED**

WILLIAM R. LITTLE, JR., GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to authorization in an Order of the Chancery Court of DeSoto County, Mississippi dated January 5, 2005 in Cause 04-06-0925, the Estate of Gilbert W. Dodson, deceased, by the Co-Executors thereof ANN STAFFORD and CHARLES ABBOTT hereby sells conveys and warrants unto the Grantee, WILLIAM R. LITTLE, JR., the land in DeSoto County, Mississippi, being more particularly described as follows:

17.8 acres, more or less, being part of the Southwest Quarter of Section 5, Township 2 South, Range 8 West, DeSoto County, Mississippi described as follows:

Commencing at the southwest corner of said quarter section, said point being a masonry nail at the intersection of the center line of Fogg Road and Church Road (N-1976703.50, E-2373019.28); thence North 00°28'32" West a distance of 40.00 feet to a steel fence rail on the north right-of-way line of said Church Road; thence North 89°08'16" East a distance of 531.87 feet along the North line of Church Road to a point; thence run northeasterly along the North line of Church Road 744.48 feet to a steel rail at the southwest corner of the J.M. Hanna property (Deed Book 407, Page 14); thence run North 00°19'06" West 126.94 feet to a steel rail at the northwest corner of the Hanna property (the Point of Beginning); thence North 00°22'15" West 2476.34 feet to a point in the north line of said southwest quarter; thence North 88°58'14" East on the north line of said southwest quarter a distance of 468.80 feet to the northwest corner of the William R. Little, Jr. property (Deed Book 294, Page 85); thence run South 00°26'49" West a distance of 616.05 feet along the west line of the Little property to a steel fence rail; thence run South 88°14'27" West a distance of 208.80 feet along said Little line to a one inch steel bar; thence South 00°22'14" East a distance of 1860.29 feet along said Little west line to a steel fence rail at the northeast corner of the J.M. Hanna property; thence run South 86°08'43" West a distance of 266.00 feet along the north line of said Hanna property to the Point of Beginning containing 17.81 acres, more or less. Bearings and coordinates are based on the Mississippi State Plane Coordinate System, West Zone, NAD 83. Pursuant to a survey by Danny S. Rutherford, P.E.L.S., dated August 21, 2004.

The above described land is the east 17.81 acres of the 95.11 acres conveyed by the Estate of Gilbert W. Dodson, deceased, on this date. This conveyance is subject to governmental regulations, recorded restrictions and easements if any. Taxes for the year 2005 will be prorated as of the date of this Deed and paid by the Grantee when due.

Possession will be given on delivery of this Deed.

EXECUTED this the 2<sup>nd</sup> day of February, 2005.

ESTATE OF GILBERT W. DODSON

BY:   
EXECUTOR

BY:   
EXECUTOR  
GRANTORS

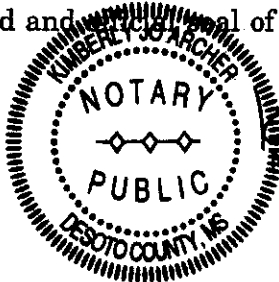
STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named ANN STAFFORD and CHARLES ABBOTT, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 2nd day of February, ~~2004~~ 2005

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
COMMISSION EXPIRES: Mar 8, 2008  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires:



Notary Public

GRANTOR'S ADDRESS: 6933 Crumpler Blvd, Suite B, Olive Branch, MS 38654  
Home #: ( ) N/A Bus #: (662) 895-6116

GRANTEE'S ADDRESS: 4696 Church Road, Horn Lake, MS 38637  
Home #: (662) 781-2337 Bus #: ( ) N/A

Prepared by:  
Walker, Brown & Brown, P. A.  
P. O. Box 276  
2540 Highway 51 South  
Hernando, MS 38632  
662-429-5277  
901-521-9292

jw dodson estate to little wd 2005

DESCRIPTIONS

TRACT 1

Part of the Southwest Quarter of Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the southeast corner of said quarter section, said point being a masonry nail at the intersection of the centerlines of Fagg Road and Church Road (N-1978703.50, E-2373016.28); thence run North 00°28'32" West a distance of 40.00 feet to a steel fence nail on the north right-of-way line of said Church Road; thence run North 00°28'32" West a distance of 2831.75 feet along the west line of said quarter section to a steel fence nail at the northwest corner of said quarter section, said point being on the south line of Pine Oak Acres; thence run North 89°58'14" East a distance of 1758.01 feet along the north line of said quarter section and Pine Oak Acres south line to the northwest corner of the William R. Little, Jr. property; thence run South 00°28'46" West a distance of 616.05 feet along the west line of said Little property to a steel fence nail; thence run South 88°4'27" West a distance of 208.80 feet along said Little west line to a 1-inch steel bar; thence run South 00°22'15" East a distance of 1880.28 feet along said Little west line to a steel fence nail at the northeast corner of the J.M. Hanna property; thence run South 89°08'43" West a distance of 282.00 feet along the north line of said Hanna property to a steel fence nail; thence run South 00°19'06" East a distance of 128.94 feet along the west line of said Hanna property to a steel fence nail on said north right-of-way line of Church Road, said point being on a curve to the right (Delta=02°55'43" Radius=16,435.00 feet, Chord Direction=South 87°50'29" West, Long Chord=744.42 feet); thence run Southwesterly a distance of 744.48 feet along said right-of-way line and curve to the point of tangency of said curve; thence run South 89°08'18" West a distance of 531.87 feet along said north right-of-way line to the Point of Beginning and containing 85.11 acres, more or less. Bearings and coordinates are based on the Mississippi State Plane Coordinate System, West Zone, NAD 83. The above description was written from a plot of survey by Danny S. Rutherford, P.E.L.S., dated August 21, 2004.

TRACT 2

Part of the Southwest Quarter of Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

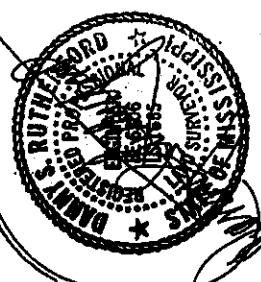
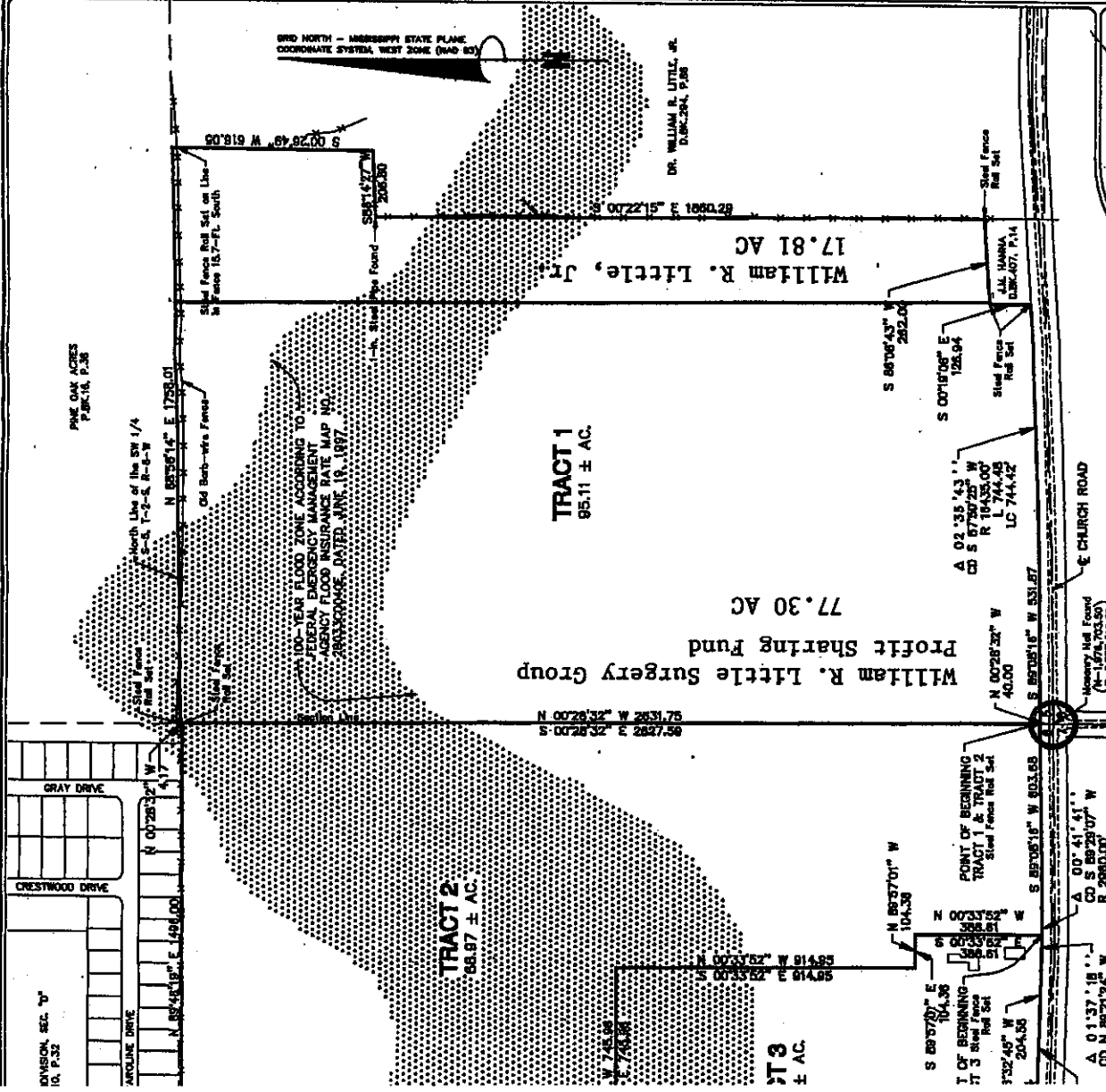
Commencing at the southeast corner of said quarter section, said point being a masonry nail at the intersection of the centerlines of Fagg Road and Church Road (N-1978703.50, E-2373016.28); thence run North 00°28'32" West a distance of 40.00 feet to a steel fence nail on the north right-of-way line of said Church Road; thence run North 00°28'32" West a distance of 603.68 feet along the west line of said quarter section to the point of tangency of a curve to the right (Delta=00°41'41" Radius=2880.00 feet, Chord Direction=South 89°29'07" West, Long Chord=35.89 feet); thence run Westerly a distance of 35.89 feet along said north right-of-way line and curve to the point of tangency of said curve; thence run North 00°53'32" West a distance of 388.61 feet to a point; thence run North 89°57'01" West a distance of 104.38 feet to a point; thence run North 00°53'28" West a distance of 914.95 feet to a point; thence run South 89°54'37" West a distance of 745.98 feet to a point on the east line of the Charles E. Stevens property; thence run North 00°19'12" West a distance of 1330.81 feet along said Stevens east line on the south and the east line of North Mississippi Utility Company, Inc. property on the north to a steel fence nail on the south line of Twin Lakes Subdivision, Section 37; thence run North 89°48'19" East a distance of 1496.00 feet along said subdivision south line to a point on the east line of said quarter section; thence run South 00°28'32" East a distance of 2827.59 feet along said east quarter-section line to the Point of Beginning and containing 83.97 acres, more or less. Bearings and coordinates are based on the Mississippi State Plane Coordinate System, West Zone, NAD 83. The above description was written from a plot of survey by Danny S. Rutherford, P.E.L.S., dated August 21, 2004.

TRACT 3

Part of the Southwest Quarter of Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the southeast corner of said quarter section, said point being a masonry nail at the intersection of the centerlines of Fagg Road and Church Road (N-1978703.50, E-2373016.28); thence run North 00°28'32" West a distance of 40.00 feet to a steel fence nail on the north right-of-way line of said Church Road; thence run South 89°08'18" West a distance of 603.68 feet along said north right-of-way line to the point of tangency of a curve to the right (Delta=00°41'41" Radius=2880.00 feet, Chord Direction=South 89°29'07" West, Long Chord=35.89 feet); thence run Westerly a distance of 35.89 feet along said north right-of-way line and curve to the point of tangency of said curve; thence run North 00°53'32" West a distance of 388.61 feet to a point; thence run North 89°57'01" West a distance of 104.38 feet to a point; thence run North 00°53'28" West a distance of 914.95 feet to a point on the east line of the Charles E. Stevens property; thence run North 00°19'12" West a distance of 1330.81 feet along said Stevens east line on the south and the east line of North Mississippi Utility Company, Inc. property on the north to a steel fence nail on the south line of Twin Lakes Subdivision, Section 37; thence run North 89°48'19" East a distance of 1496.00 feet along said subdivision south line to a point on the east line of said quarter section; thence run South 00°28'32" East a distance of 2827.59 feet along said east quarter-section line to the Point of Beginning and containing 83.97 acres, more or less. Bearings and coordinates are based on the Mississippi State Plane Coordinate System, West Zone, NAD 83. The above description was written from a plot of survey by Danny S. Rutherford, P.E.L.S., dated August 21, 2004.

PLAT OF SURVEY OF PART OF THE  
SOUTHWEST QUARTER OF SECTION 5 AND  
PART OF THE SOUTHEAST QUARTER OF  
SECTION 6 IN TOWNSHIP 2 SOUTH, RANGE  
8 WEST, DESOTO COUNTY, MISSISSIPPI



NOTES

The surveyed property is that same property conveyed by A.W. White, et al to Gilbert W. Dodson, et al, and described by deed in Deed Book 23 on Page 153, Deed Book 32 on Page 351 and Deed Book 39 on Page 255 of the Chancery Records of DeSoto County, Mississippi.

This is a Class "C" Survey.

According to Federal Emergency Management Agency Flood Insurance Rate Map No. 28033C0040E, dated June 18, 1997, approximately 84-acres are in Zone "A", the 100-year flood zone. Of this 84-acres, approximately 42-acres are within Tract 1 and the remaining 22-acres lie within Tract 2 and Tract 3. Zone "A" on this map does not show defined 100-year flood elevations.

ATTES, INC.  
SURVEYORS  
E. Lee  
200-244-1400